

(R-88-2344)

RESOLUTION NUMBER R-270820

ADOPTED ON APRIL 26, 1988

WHEREAS, on April 26, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Non-Accelerated Variance Application No. 87-3002, by Fred Moradi, to construct 4 multi-family units in a total project of 19 units located at 3411 through 3431 Del Rey Street described as Parcel Map 1958, portions of lots 23 through 32, Block 6, Map 964 (APN 424-362-25), zoned R-400, in the Pacific Beach Community; and

WHEREAS, the request for Non-Accelerated Variance is submitted by Fred Moradi pursuant to the IDO Section 7.C.3.; and

WHEREAS, the request for Non-Accelerated Variance submitted is governed by IDO Section 7.C.4., pursuant to which units granted will be taken from the reserve allocation as set forth in Schedule A of the IDO as modified by the procedures set forth in Resolution No. R-269742 adopted by the Council on November 16, 1987; and

WHEREAS, in arriving at their decision, the Council considered the staff report, the decision of the IDO Administrator, reviewed the plans and materials submitted prior to and at the public hearing, and heard public testimony presented at the hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the application for Non-Accelerated Variance of Fred Moradi is

hereby granted and, therefore, overturns the decision of the IDO Administrator.

BE IT FURTHER RESOLVED, that in arriving at its decision, the Council made the following findings:

1. Fred Moradi has cooperated with City abatement of a public nuisance by demolishing existing structures in a blighted area and replacing them with new units which provide increased off-street parking, and will not increase area density.

2. Project esthetically enhances the community.

3. The project is consistent with the adopted Community Plan, and Progress Guide and General Plan, and is consistent with the Local Coastal Program Rezone to C-1.

4. The project complies with applicable zoning.

5. The project will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public health, safety or general welfare.

6. A construction delay on the project would significantly impede the ability of Fred Moradi to proceed at some future time.

7. Absent growth management provisions of the IDO necessitating the application and approval process described in Sections 6. and 7. of the IDO, the project could proceed.

8. Length of ownership and occupancy plans demonstrate substantial commitment to community welfare and fostering the Community Plan.

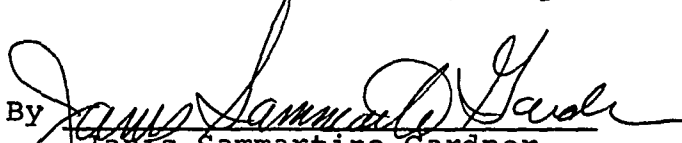
9. Fred Moradi has presented financial evidence of readiness to proceed.

10. Units are available and will be borrowed from the unused allocations of another community. That community allocation will then be reduced accordingly.

BE IT FURTHER RESOLVED, that the units granted by the Council pursuant to this Non-Accelerated Variance shall come from the Navajo Community.

BE IT FURTHER RESOLVED, that the decision of the Council shall be final.

APPROVED: JOHN W. WITT, City Attorney

By   
Janis Sammartino Gardner  
Deputy City Attorney

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Or.Dept:Clerk  
R-88-2344  
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APR 26 1988

Passed and adopted by the Council of The City of San Diego on.....  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By *Rhonda R. Baines*, Deputy.

Office of the City Clerk, San Diego, California

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